

181.0

0006

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

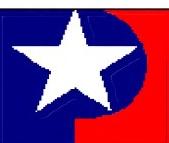
861,200 / 861,200

USE VALUE:

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ASSESSED:

861,200 / 861,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
40		SHELLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TAURO GINA D & BIANCA R/TRS	
Owner 2: B&G ARLINGTON REALTY TRUST	
Owner 3:	

Street 1: 40 SHELLEY RD	
Street 2:	

Twn/Cty: ARLINGTON	
StProv: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER

Owner 1: SALVIA RICHARD TRUSTEE -	
Owner 2: 40 SHELLEY RD TRUST -	

Street 1: 40 SHELLEY RD	
Twn/Cty: ARLINGTON	
StProv: MA	Cntry:

Postal: 02476	
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NARRATIVE DESCRIPTION

This parcel contains 7,550 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1995, having primarily Vinyl Exterior and 2454 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

Z	R1	SINGLE FA	100	water		
o				Sewer		

n				Electri		
Census:				Exempt		

Flood Haz:			
D		Topo	

s		Street	
t		Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7550		Sq. Ft.	Site		0	70.	0.86	7									452,549						452,500	

Total AC/HA: 0.17332

Total SF/SM: 7550

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 452,549

Spl Credit

Total: 452,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				
Type: 21 - Split Level				Full Bath: 3	Rating: Good			NEW HOUSE 1995.								
Sty Ht: 1 - 1 Story				A Bath:	Rating:											
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:											
Foundation: 1 - Concrete				A 3QBth:	Rating:											
Frame: 1 - Wood				1/2 Bath:	Rating:											
Prime Wall: 4 - Vinyl				A HBth:	Rating:											
Sec Wall: 8 - Brick Veneer	20%			OthrFix:	Rating:											
Roof Struct: 1 - Gable				OTHER FEATURES												
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good											
Color: TAN				A Kits:	Rating:											
View / Desir:				Fpl: 2	Rating: Average											
GENERAL INFORMATION				WSFlue:	Rating:											
Grade: C+ - Average (+)				CONDOS INFORMATION												
Year Blt: 1995	Eff Yr Blt:			Location:												
Alt LUC:				Total Units:												
Jurisdct: G4	Fact: .			Floor:												
Const Mod:				% Own:												
Lump Sum Adj:				Name:												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				
Avg Ht/FL: STD				Phys Cond: AV - Average	14.	%		No Unit	RMS	BRS	FL					
Prim Int Wall: 1 - Drywall				Functional:		%		1	6	3						
Sec Int Wall:		%		Economic:		%										
Partition: T - Typical				Special:		%										
Prim Floors: 4 - Carpet				Override:		%										
Sec Floors:		%		Total:	14.6	%										
Bsmnt Flr: 4 - Carpet				CALC SUMMARY				COMPARABLE SALES				SUB AREA				
Subfloor:				Basic \$ / SQ:	95.00			Rate	Parcel ID	Typ	Date	Sale Price				SUB AREA DETAIL
Bsmnt Gar: 2				Size Adj.: 1.28868604												
Electric: 3 - Typical				Const Adj.: 1.00600004												
Insulation: 2 - Typical				Adj \$ / SQ: 123.160												
Int vs Ext: S				Other Features: 127361												
Heat Fuel: 1 - Oil				Grade Factor: 1.10												
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000												
# Heat Sys: 1				NBHD Mod:												
% Heated: 100		% AC: 100		LUC Factor: 1.00												
Solar HW: NO		Central Vac: NO		Adj Total: 468802												
% Com Wall		% Sprinkled:		Depreciation: 68445				Juris. Factor: 1.00		Before Depr: 135.48						
				Deprecated Total: 400357				Special Features: 0		Val/Su Net: 120.60						
								Final Total: 400400		Val/Su SzAd: 243.55						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:								
Make:		Model:														
SPEC FEATURES/YARD ITEMS				Serial #:		Year:		Color:								
												PARCEL ID 181.0-0006-0007.0				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1995	0.00	T	19.2	101				
13	Pool-Steel	D	Y	1	16X24	G	GD	2002	24.20	T	10.2	101			8,300	8,300
More: N	Total Yard Items:	8,300	Total Special Features:		Total:	8,300										
IMAGE																
AssessPro Patriot Properties, Inc																